

By: J.P. LETER 220203 - NJRD Mount Olive DWG 02-Site Plan (CVR-220203.dwg) 02/23/2023 02:23:59PM, miker, LAYOUT SHEET 1

OWNER/APPLICANT:

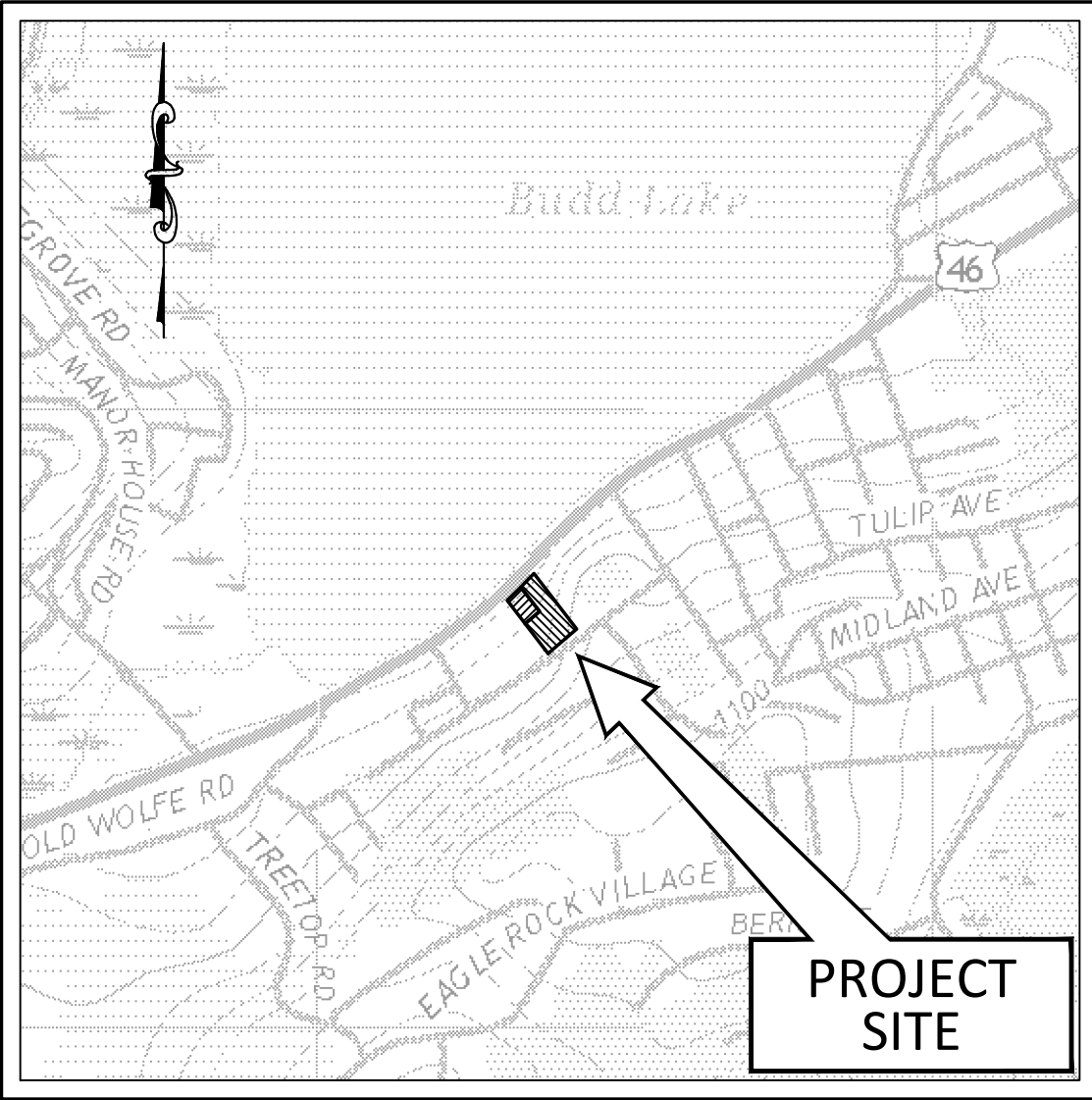
NJRD INVEST LLC  
301 SQUAW TRAIL  
ANDOVER, NJ 07821

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PREPARATION PLAN / LAYOUT & DIMENSIONING PLAN
3	GRADING, UTILITY PLAN, AND SOIL EROSION & SEDIMENT CONTROL PLAN / LIGHTING PLAN
4 - 5	CONSTRUCTION DETAILS

GENERAL NOTES

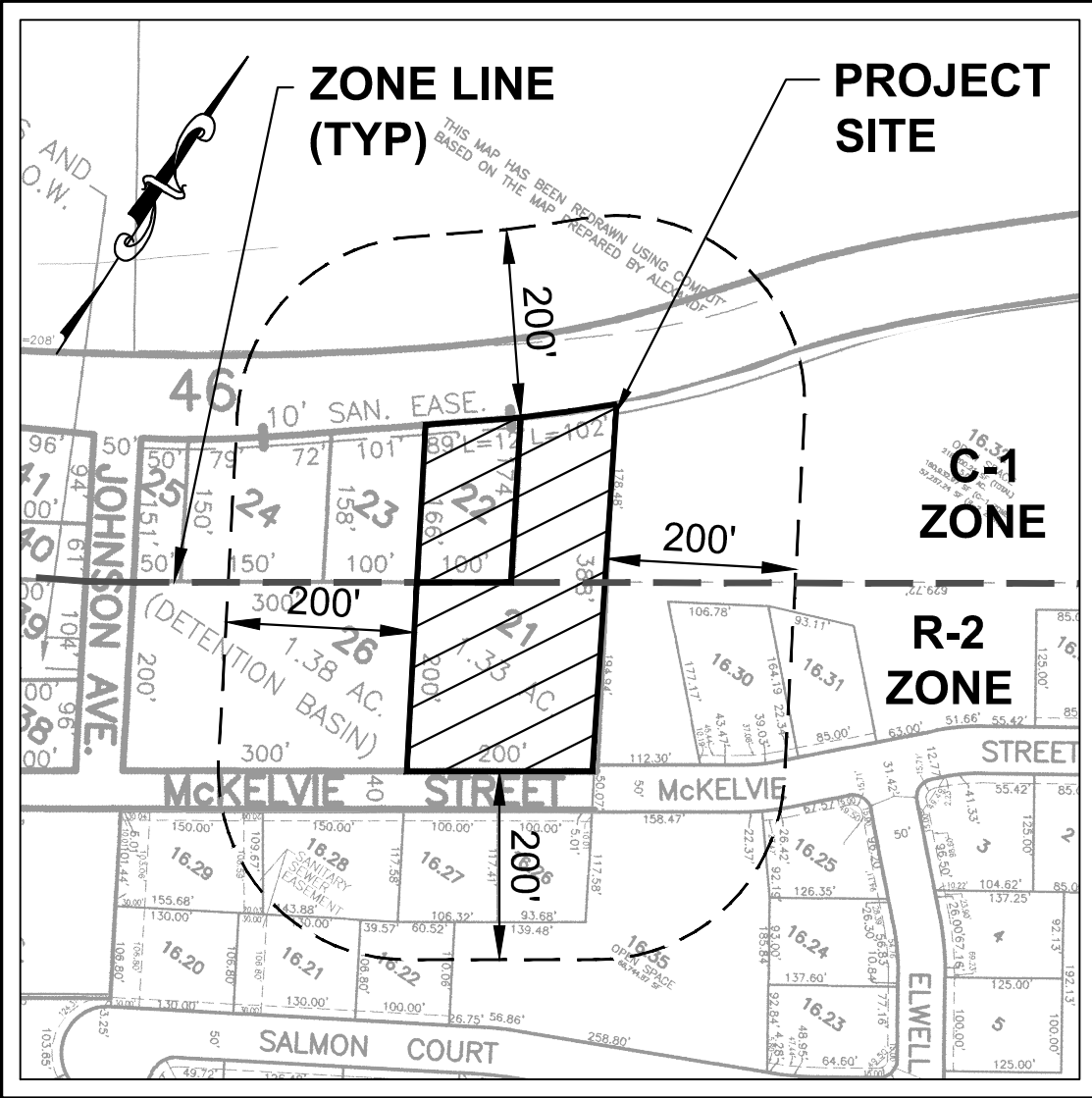
- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 21 & 22 - BLOCK 7702, 325-327 U.S. ROUTE 46, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING DATED FEBRUARY 28, 2022. (VERTICAL DATUM IS NAVD83)
- REFER TO PLANS PREPARED BY BYRNE DESIGN ASSOCIATES, LLC FOR INFORMATION ON THE PROPOSED CHANGES TO EXISTING STRUCTURE.
- THE PROJECT SITE IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 34027C0251F WITH A REVISED PRELIMINARY DATE OF FEBRUARY 26, 2016.
- THIS PROJECT IS NOT A MAJOR STORMWATER DEVELOPMENT IF THE PROPOSED DISTURBANCE OF LAND SINCE FEBRUARY 2, 2004 IS LESS THAN ONE ACRE, THE PROPOSED REGULATED IMPERVIOUS SURFACE SINCE FEBRUARY 2, 2004 IS LESS THAN ONE-QUARTER ACRE AND THE PROPOSED REGULATED MOTOR VEHICLE SURFACE SINCE MARCH 2, 2021 IS LESS THAN ONE-QUARTER ACRE.
- THE SUBJECT PROPERTY IS IN THE HIGHLANDS PLANNING AREA AND IS DESIGNED TO QUALIFY FOR EXEMPTION #4 (RECONSTRUCTION OF BUILDING OR STRUCTURES WITHIN 125% OF THE FOOTPRINT), THE PROPOSED IMPERVIOUS SURFACES ARE WITHIN 125% OF THE EXISTING IMPERVIOUS SURFACES ON THE SITE (SEE COVERAGE TABLE) AND THE PROJECT DOES NOT INCREASE THE LAWFULLY EXISTING IMPERVIOUS SURFACE BY ONE-QUARTER ACRE OR MORE.
- THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GEO-WEB MAPPING DOES NOT REVEAL ANY WETLANDS AND/OR WETLAND TRANSITION AREAS ON THE SUBJECT PROPERTY. THIS STATEMENT IS BASED ON THE NIDR RESOURCE MAPPING AND DOES NOT QUALIFY AS A FORMAL INTERPRETATION OR WETLAND ABSENCE DETERMINATION.
- CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
- THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF CONTAMINATION OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF CONTAMINATION OR OTHER ENVIRONMENTAL CONDITIONS IS SHOWN ON THIS PLAN.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY UPON ABOVE GROUND OBSERVATIONS, MARK-OUTS AND/OR PLANS PROVIDED BY UTILITY COMPANIES. THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN REGARDING UNDERGROUND UTILITIES IS NOT GUARANTEED BY THE ENGINEER. CONNECTIONS BETWEEN STRUCTURES, IF AND WHERE SHOWN, MAY NOT REPRESENT ACTUAL BELOW GROUND CONDITIONS. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR ORDERING MARK-OUTS, COORDINATION WITH THE VARIOUS UTILITY COMPANIES AND FOR MAKING THEIR OWN DETERMINATION AS TO THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION TO ASSURE DISTURBANCE AND/OR DISRUPTION OF EXISTING UTILITIES IS AVOIDED WHERE POSSIBLE AND MINIMIZED IN ALL CASES. AS THE EXACT ELEVATION OF EXISTING UTILITIES MAY BE UNKNOWN TO ENGINEER, CONTRACTOR IS ADVISED TO CONTACT EACH RESPECTIVE UTILITY COMPANY WITH PROPOSED WORK MAY EXIST. EXPLORATORY EXCAVATIONS, CONTRACT CONTINGENCIES, CONTRACT EXCLUSIONS WITH OWNER SHOULD BE MADE TO ACCOMMODATE SUCH AN EVENT. IN THE EVENT THE CONTRACTOR IDENTIFIES A CONFLICT BETWEEN THE PROPOSED WORK AND EXISTING UTILITIES, THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE OWNER PRIOR TO ANY WORK BEING PERFORMED.
  - THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH CONNECTION IS BEING MADE BEFORE LAYING ANY PIPE, CONDUIT, ETC. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
  - ANY TEMPORARY INTERRUPTION OF SERVICE TO THE SITE AND/OR ADJACENT PROPERTIES SHALL BE PRE-APPROVED IN WRITING (EMAIL) BY THE RESPECTIVE UTILITY.
- ELECTRIC, TELEPHONE, CABLE TELEVISION AND ALL OTHER UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND AT LOCATIONS DETERMINED BY EACH RESPECTIVE UTILITY ENTITY, SUBJECT TO ANY REQUIRED MUNICIPAL APPROVAL. REGARDLESS OF WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL UTILITY MAINS AND SERVICES WITH EACH UTILITY ENTITY AND PROVIDE WHATEVER CONSTRUCTION SUPPORT IS REQUIRED FOR ACHIEVING UTILITY SERVICE. THE CONTRACTOR IS ADVISED TO CONTACT EACH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION TO IDENTIFY AND COORDINATE ANY SCHEDULING REQUIREMENTS.
- SHOULD IT BE REQUIRED TO EXCAVATE ONE OR MORE TRENCHES IN EXISTING ROADWAYS, BACKFILLING AND PAVEMENT REPLACEMENT/REPAIR SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MUNICIPALITY OR COUNTY, AS APPLICABLE. VERIFICATION OF BACKFILL REQUIREMENTS SHALL BE MADE PRIOR TO BID.
- THE OWNER SHALL PROVIDE A COPY OF ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF ALL PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMING WITH THE ENGINEER THAT THE PERMITS AND APPROVALS PROVIDED BY THE OWNER IS COMPLETE. RESPONSIBILITY FOR ANY ADDITIONAL PERMITS REQUIRED AS CONSTRUCTION PROGRESSES, SUCH AS BUILDING PERMITS (INCLUDING BUILDING PERMITS FOR RETAINING WALLS) AND ROAD OPENING PERMITS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND OWNER.
- PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION ACTIVITY, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
  - VERIFY THE PLANS CONTAIN THE RAISED SEAL OF THE ENGINEER AND DISPLAY THE LATEST REVISION AS "ISSUED FOR CONSTRUCTION." THE USE OF ANY OTHER PLANS IS AT THE CONTRACTOR'S RISK.
  - VERIFY THE INFORMATION SHOWN ON THESE PLANS IS CONSISTENT WITH THE INFORMATION SHOWN ON ALL OTHER PLANS (ARCHITECTURAL, LANDSCAPING, ETC) BEING USED FOR CONSTRUCTION OF THE PROJECT. ALSO, VERIFY THE PLANS ARE CONSISTENT WITH ALL CONDITIONS AND REQUIREMENTS SET FORTH IN THE PERMITS. REPORT ANY DISCREPANCIES/INCONSISTENCIES TO THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
  - DETERMINE ALL APPLICABLE SPECIFICATIONS, AS WELL AS ALL REQUIREMENTS FOR SHOP DRAWINGS, INSPECTIONS AND TESTING APPLICABLE TO PROJECT BY CONTACTING THE LOCAL BUILDING OFFICIAL, MUNICIPAL ENGINEER AND/OR AS-BUILT MAP. IN PARTICULAR, SHOULD NIDR PERMITS APPLY TO ANY UTILITY CONSTRUCTION AND SHOULD THE PERMIT REQUIRE A CERTIFICATION OF THE WORK UPON COMPLETION, THE CONTRACTOR SHALL DETERMINE THE INDIVIDUAL RESPONSIBLE FOR PROVIDING THE CERTIFICATION. THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR COORDINATING WITH EACH INDIVIDUAL IDENTIFIED ON THE LIST AND SCHEDULING HIS WORK TO ASSURE EACH INDIVIDUAL HAS SUFFICIENT OPPORTUNITY TO CONDUCT THE REQUIRED TESTS, OBTAIN REQUIRED MEASUREMENTS AND/OR PERFORM ANY SERVICES OR WORK REQUIRED TO PREPARE THE REQUIRED POST-CONSTRUCTION APPROVAL DOCUMENTS.
- CONTRACTOR TO COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND/OR PUBLIC AGENCIES PROVIDING UTILITY SERVICE, AS APPLICABLE, AND ABIDE BY ALL OF THEIR REQUIREMENTS RELEVANT TO THE PERFORMANCE AND INSPECTION OF ALL WORK AFFECTING THEIR UTILITIES, INCLUDING COMPLYING WITH ANY AND ALL TESTING REQUIREMENTS. IN THE EVENT REQUIREMENTS OR SPECIFICATIONS OF THE UTILITY COMPANY OR PUBLIC AUTHORITY CONFLICT WITH THE PLANS, THE MUNICIPAL REQUIREMENTS SHALL GOVERN. IN SUCH CASE, THE CONTRACTOR SHALL ADVISE THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH ANY WORK.
- PRIOR TO ANY CONSTRUCTION, THE HORIZONTAL LIMITS OF THE WORK (LIMITS OF DISTURBANCE - LOD) SHALL BE ESTABLISHED AND SILT FENCE IS BE INSTALLED. DISTURBANCE BEYOND THESE PERMITTED LIMITS EXPOSES THE CONTRACTOR TO FINES AND PENALTIES BY REGULATORY AGENCIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS OVER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS REQUIRED. CONTRACTOR TO NOTIFY THE APPLICABLE SOIL CONSERVATION DISTRICT IN WRITING AT LEAST 72 HOURS PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR THEIR OWN VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION. SHOULD THERE BE ANY SUSPECTED DISCREPANCIES WITH THE TOPOGRAPHY DEPICTED ON THE PLANS AND ACTUAL PHYSICAL CONDITIONS, ANY CONFIRMED DISCREPANCY IDENTIFIED BY THE CONTRACTOR'S VERIFICATION SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO ANY SITE DISTURBANCE. ONCE ANY SITE DISTURBANCE OCCURS, THE CONTRACTOR SHALL HAVE NO CLAIM FOR EXTRA WORK BASED UPON SUSPECTED OR CONFIRMED TOPOGRAPHIC DISCREPANCIES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND FOR DETERMINING THE MEANS AND METHODS FOR ALL CONSTRUCTION ACTIVITIES. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- CONTRACTOR TO COMPLY WITH THE TRAFFIC CONTROL PLAN, IF PROVIDED. IF A TRAFFIC CONTROL PLAN IS NOT PROVIDED, THE CONTRACTOR SHALL DETERMINE AND COMPLY WITH ANY AND ALL TRAFFIC CONTROL REQUIREMENTS OF THE LOCAL POLICE DEPARTMENT AND ANY PUBLIC AGENCY HAVING JURISDICTION PROVIDED TO ANY CONSTRUCTION IN OR NEAR PUBLIC STREETS AS WELL AS FOR INGRESS AND EGRESS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND SAFETY OF THE PUBLIC. ALL SUCH TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN SATISFACTORY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL HDPE TO BE N-12 DOUBLE WALLED, (SOIL TIGHT, WATER TIGHT) CORRUGATED PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, OR APPROVED EQUAL. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE TO APPLICABLE MANUFACTURERS' SPECIFICATIONS.
- THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT TO COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR BARRIER FREE ACCESS, INCLUDING THE SATISFYING OF ALL REQUIREMENTS OF THE NEW JERSEY INTERNATIONAL BUILDING CODE, CHAPTER 11, AS WELL AS THE AMERICANS WITH DISABILITIES ACT (ADA). IN GENERAL, BARRIER FREE ACCESS FOR SITE CONSTRUCTION IS TO BE PROVIDED BETWEEN ALL PARKING SPACES DESIGNATED AS ADA AND THE FRONT DOOR OF ADJACENT BUILDINGS). HOWEVER, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE ROUTES REQUIRED TO BE BARRIER FREE WITH THE LOCAL BUILDING CODE OFFICIAL. SHOULD ANY IDENTIFIED ROUTES CONFLICT WITH THE GRADING SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETED CONSTRUCTION ALONG BARRIER FREE ROUTES COMPLYING WITH ALL APPLICABLE REQUIREMENTS OF NIDR CHAP 11, WHETHER SPECIFICALLY STATED ON THE PLANS OR NOT. IN PARTICULAR, THE FOLLOWING REQUIREMENTS ARE NOTED:
  - SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS AISLES SHALL NOT EXCEED TWO PERCENT (2.0%) IN ANY DIRECTION.
  - SLOPES FOR CURB RAMPS SHALL NOT EXCEED 1:12 (8.33%)
  - THE EXTERIOR SIDE OF ALL DOORWAYS AND BOTH SIDES OF ACCESSIBLE GATES SHALL HAVE A LANDING SLOPED FOR POSITIVE DRAINAGE AT TWO PERCENT (2.0%) MAX. FOR DOORS & GATES WITH A STRAIGHT APPROACH SIDEWALK, THE LANDING SHALL BE A MINIMUM OF 5' LONG BEFORE BREAKING GRADE TO A SLOPED SIDEWALK. THE WIDTH SHALL BE AS SHOWN ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL PLANS AND SITE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR RESOLUTION OF THE DISCREPANCY PRIOR TO ANY CONSTRUCTION FOR THE LANDING OR ASSOCIATED WALKWAY. NOTE THAT THE WIDTH IS NOT NECESSARILY CENTERED ON THE DOOR OR GATE, AS MINIMUM CLEARANCES ARE REQUIRED ON THE HANDLE SIDE (OPPOSITE THE HANDLE SIDE). EACH BARRIER FREE ROUTE SHALL PROVIDE FOUR FOOT UNOBSTRUCTED OVERHANGS AT CURBS MUST BE CONSIDERED WIDTH WITH A LONGITUDINAL (DIRECTION OF ROUTE) SLOPE NO GREATER THAN 1:20 (5%). CROSS SLOPE SHALL NOT EXCEED TWO PERCENT (2.0%). IN TURNING AREAS, CROSS SLOPE MUST BE LESS THAN 2.0 % IN ALL DIRECTIONS. WHERE SHOWN ON THE PLANS AND/OR WHERE THE GRADING ALONG THE PATH OF TRAVEL EXCEEDS 5%, A RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.33%) SHALL BE CONSTRUCTED, HAVING A MAXIMUM RISE OF 30 INCHES. HAND RAILS COMPLYING WITH NIDR CHAP 11 REQUIREMENTS SHALL BE INSTALLED FOR ALL SUCH RAMPS, EXCEPT CURB RAMPS AT PAVEMENT EDGES.
  - REFER TO THE DETAIL SHEETS FOR LANDINGS AT CURB RAMPS. ALL OTHER RAMPS SHALL BE PROVIDED WITH LANDINGS AT EACH END AND EACH LANDING SHALL BE AT LEAST FIVE FEET LONG WITH A WIDTH MATCHING THE WIDTH OF THE RAMP. LANDINGS SHALL SLOPE NO MORE THAN TWO PERCENT (2.0%) IN ANY DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING ALL CONSTRUCTION ALONG BARRIER FREE ROUTES COMPLY WITH ALL REQUIREMENTS. PRIOR TO THE ACTUAL POURING OF CONCRETE ALONG BARRIER FREE ROUTES, THE CONTRACTOR SHALL CHECK ALL FORMWORK TO VERIFY COMPLIANCE WITH THE APPLICABLE BARRIER FREE REQUIREMENTS AND REQUEST CONFIRMATION OF SAME BY THE INSPECTING AUTHORITY.
- THE DETAILS SHOWN ON THESE PLANS FOR RETAINING WALLS AND HAVE BEEN PREPARED FOR THE PURPOSE OF SITE PLAN REVIEW AND APPROVAL AND ARE NOT FOR CONSTRUCTION. STRUCTURAL DESIGNS FOR ALL WALLS MUST BE PROCURED BY THE CONTRACTOR (OR OWNER) AND PREPARED BY AN ENGINEER LICENSED IN NEW JERSEY.
- A BUILDING PERMIT IS REQUIRED FOR ALL WALLS FOUR OR MORE FEET IN HEIGHT. CONTRACTOR (OR OWNER) IS RESPONSIBLE FOR SECURING SAIL PERMITS(S). WALLS OVER FOUR (4) FEET IN HEIGHT NEED TO BE DESIGNED BY A LICENSED ENGINEER AND ARE SUBJECT TO REVIEW AND APPROVAL FROM THE TOWNSHIP BUILDING DEPARTMENT.
- BOTTOM OF WALL ELEVATIONS (BW) SHOWN ON THE PLANS INDICATE GROUND ELEVATION AT TOP OF WALL UPON COMPLETION OF CONSTRUCTION. FOOTING ELEVATIONS TO BE TAKEN FROM THE STRUCTURAL PLANS PROCURED BY THE CONTRACTOR (OR OWNER).
- IT IS NOT THE INTENT OF THESE PLANS TO PROVIDE STRUCTURAL DESIGN FOR ANY PRE-CAST OR CAST IN PLACE CONCRETE STRUCTURE. ALL STRUCTURAL DESIGN OF PRE-CAST AND/OR CAST-IN-PLACE CONCRETE STRUCTURES SHALL BE PREPARED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR.
- POST-CONSTRUCTION CERTIFICATION AS TO THE CONSTRUCTION OF A RETAINING WALL OR OTHER STRUCTURAL COMPONENTS TO BE PROVIDED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR (OR OWNER).
- THE APPLICANT SHALL FILE WITH THE LOCAL UTILITY COMPANIES FOR THE PROPOSED WATER, SANITARY SEWER, GAS, AND ELECTRIC CONNECTIONS PRIOR TO CONSTRUCTION.

# USE VARIANCE AND PRELIMINARY & FINAL MAJOR SITE PLANS FOR 325 & 327 ROUTE 46 BLOCK 7702, LOTS 21 & 22 ZONE: C-1 (COMMERCIAL ZONE) & R-2 (RESIDENTIAL ZONE) TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY



(REFERENCE: CHESTER, TRANQUILITY, STANHOPE AND HACKETTSTOWN, NJ USGS MAPS 2019)

LOCATION MAP  
SCALE: 1"= 1,000'



(REFERENCE: MOUNT OLIVE TOWNSHIP TAX MAP SHEETS 23, 24, 77 & 77.1)

ZONING MAP  
SCALE: 1"= 200'

200' PROPERTY OWNERS LIST(LOT 21)

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1427_7702_25	261.0000	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828	
1427_7702_16,21	0.0200	12 SALAMON CT	LAKE, TAO TUNG & BIA SONGS	12 SALAMON CT BUDD LAKE, NJ 07828
1427_7702_16,22	0.2500	10 SALAMON CT	MOHANTRA, RADEEP & PANDARAVATHI	10 SALAMON CT BUDD LAKE, NJ 07828
1427_7702_16,15	0.0800	8 EMMELL AVE	SHARMA, SHINDHA, SHIVAMOHAN, LATHA	8 EMMELL AVE BUDD LAKE, NJ 07828
1427_7702_16,20	0.2000	19 MCNEVILLE ST	KANATH, SATHI S VANDANA S	19 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_16,23	0.2000	11 MCNEVILLE ST	JAHA, ANHUL P & AAR N	11 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_16,18	0.2000	23 MCNEVILLE ST	CHAI, KENNETH YONG RING	23 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_16,29	0.3700	25 MCNEVILLE ST	DE VRIES, NICOLE/DENGHOLAS	25 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_16,30	0.4100	18 MCNEVILLE ST	ALLARD, MARY G PELLA-AMALIN	18 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_16,31	0.2800	14 MCNEVILLE ST	AHLGREN, AMERLA	14 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_16,32	0.0100	14 MCNEVILLE ST DET BASIN	PO BOX 450 BUDD LAKE, NJ 07828	
1427_7702_16,35	1.5300	17 MCNEVILLE ST OPEN BASIN	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828
1427_7702_21	1.3300	325 ROUTE 46	NJRD INVEST LLC	301 SQUAW TRAIL ANDOVER, NJ 07821
1427_7702_22	0.2903	327 ROUTE 46	NJRD INVEST LLC	301 SQUAW TRAIL ANDOVER, NJ 07821
1427_7702_23	0.3604	329 ROUTE 46	CHASE, JOHN/JOANNE R	72 GARFIELD RD MOUNT LAKE, NJ 07821
1427_7702_24	0.1800	331 ROUTE 46	PHALCO GROUP LLC	331 ROUTE 46 BUDD LAKE, NJ 07828
1427_7702_26	1.3400	DETENTION BASIN A	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828

200' PROPERTY OWNERS LIST(LOT 22)

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1427_7702_75	261.0000	280 ROUTE 46	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828
1427_7702_14,38	0.4100	18 MCNEVILLE ST	ALLARD, MARY G PELLA-AMALIN	18 MCNEVILLE ST BUDD LAKE, NJ 07828
1427_7702_14,32	5.0000	14 MCNEVILLE ST DET BASIN	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828
1427_7702_21	1.3300	325 ROUTE 46	NJRD INVEST LLC	301 SQUAW TRAIL ANDOVER, NJ 07821
1427_7702_22	0.2903	327 ROUTE 46	NJRD INVEST LLC	301 SQUAW TRAIL ANDOVER, NJ 07821
1427_7702_23	0.3604	329 ROUTE 46	CHASE, JOHN/JOANNE R	72 GARFIELD RD MOUNT LAKE, NJ 07821
1427_7702_24	0.1800	331 ROUTE 46	PHALCO GROUP LLC	331 ROUTE 46 BUDD LAKE, NJ 07828
1427_7702_26	1.3400	DETENTION BASIN A	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828

Steve D. Smith  
Township Municipal Utilities Authority  
P.O. Box 450  
Budd Lake, NJ 07828

St. Albanese  
New Jersey Natural Gas  
1415 Wyndwaf Road  
Wall, NJ 07719

Donna Reynolds  
Columbia Gas Transmission Corp  
1470 Foxstone Road  
Dover, PA 17935-3402

New Jersey - American Water Co. Inc  
P.O. Box 5287  
Cherry Hill, New Jersey 08034

Aggrail Wastewater Management  
2 Charles Lane  
Hillsborough, NJ 08844

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES  
WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE  
TOWNSHIP OF MOUNT OLIVE.

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ZONING TABLE					
BLOCK 7702, LOT 21 (325 ROUTE 46)			BLOCK 7702, LOT 22 (327 ROUTE 46)		
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY			TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY		
LOT AREA = 56,682 SF (1.30 ACRES)			LOT AREA= 15,838 SF (0.36 ACRES)		
ZONES: C-1 COMMERCIAL ZONE DISTRICT AND R-2 RESIDENTIAL ZONE DISTRICT			ZONE: C-1 COMMERCIAL ZONE DISTRICT		
EXISTING USE: VACANT BUILDING MOST RECENTLY USED AS A PLUMBING AND HEATING SUPPLY STORE			EXISTING USE: VACANT RESIDENTIAL BUILDING (PRE-EXISTING NONCONFORMING USE IN C-1 ZONE)		
PROPOSED USE: RENOVATION TO EXISTING BUILDING FOR RETAIL USE (CLOTHING STORE) ON LOT 21 - PERMITTED USE IN C-1 ZONE			PROPOSED USE: RENOVATION TO EXISTING BUILDING FOR 4-BEDROOM SINGLE-FAMILY DWELLING		
THIS PROJECT REQUIRES A D-1 USE VARIANCE FOR THE SHARED DRIVEWAY BETWEEN THE PRE-EXISTING NONCONFORMING RESIDENTIAL USE ON LOT 22 AND THE PROPOSED COMMERCIAL USE ON LOT 21.					
<u>BULK REQUIREMENTS</u>	<u>PERMITTED (C-1 ZONE)</u>	<u>EXISTING (LOT 21)</u>	<u>PROPOSED (LOT 21)</u>	<u>EXISTING (LOT 22)</u>	<u>PROPOSED (LOT 22)</u>
Minimum Lot Area	1 Acre (43,560 SF)	1.30 Acres (56,681 SF)	NO CHANGE	0.36 Acres (15,838 SF) (Pre-existing nonconforming condition)	NO CHANGE
Minimum Lot Width	200 Feet	101.4 Feet (Pre-existing nonconforming condition)	NO CHANGE	100.6 Feet (Pre-existing nonconforming condition)	NO CHANGE
Minimum Lot Depth	150 Feet	362.0 Feet	NO CHANGE	155.3 Feet	NO CHANGE
Principal Building - Minimum Front Yard Setback	75 Feet	18.2 Ft. (Pre-existing nonconforming condition)	NO CHANGE	77.4 Ft.	NO CHANGE
Principal Building - Minimum Side Yard Setback	25 Feet	1.7 Ft. (Pre-existing nonconforming condition)	NO CHANGE	22.9 Ft. (Pre-existing nonconforming condition)	NO CHANGE
Principal Building - Minimum Rear Yard Setback	20 Feet	300.1 Feet	NO CHANGE	49.5 Feet	NO CHANGE
Maximum Building Coverage	30%	8.9%	NO CHANGE	11.4%	NO CHANGE
Maximum Impervious Coverage	60%	22.7%	24.5%	38.6%	NO CHANGE
Maximum Building Height	30 Feet	< 30 Feet (Refer to Architectural Plans)	NO CHANGE	< 30 Feet (Refer to Architectural Plans)	NO CHANGE
Maximum Floor Area Ratio	0.4	< 0.4	NO CHANGE	< 0.4	NO CHANGE
Nonbuilding - Minimum Front Yard Setback (All paved areas, with the exception of driveways providing access to public streets)	15 Feet	Portion of paved driveway is within right-of-way (Pre-existing nonconforming condition)	NO CHANGE	Portion of paved driveway is within right-of-way (Pre-existing nonconforming condition)	NO CHANGE
Highlands Planning Area Exemption #4 (Reconstruction of buildings or structure with 125% of the footprint)	125% of Existing Impervious Surfaces	100%	107.6%	100%	NO CHANGE

PARKING & LOADING REQUIREMENTS	PERMITTED	PROPOSED
Off-Street Parking Spaces Required	Retail Store: 1 Space per 150 SF GFA	2,325 SF of Retail Store: 2,325/150 = 16 Spaces Required  13 Spaces Proposed (VARIANCES REQUESTED) (Including 1 Handicap Space)
Minimum Width of Two-Way Aisle	25 Feet for 90° Spaces 12 Feet for Parallel Spaces and One-Way Aisle	25 Feet for 90° Spaces and 11.8 Feet for Parallel Space (WAIVER REQUESTED)
Minimum Loading Space Size	One Per Use and 60' Long by 10' Wide	None (WAIVER REQUESTED)
Minimum Parking Space Size	10' Wide by 18' Deep or 9' Wide by 20' Deep	9' Wide by 18' Deep (WAIVER REQUESTED)
Minimum setback for parking or maneuvering area in any nonresidential zone	15' to any rear yard line or side yard line	0.7 Feet (Pre-existing nonconforming condition)
Minimum setback for parking spaces	No closer than 25 feet to any public road right-of-way and no closer than 15 feet to any private or interior traveled way	Handicap Space is 16.4 Feet from right-of-way (WAIVER REQUESTED)

Coverage Table For Lot 21					
TOTAL LOT AREA (SF) = 56,681					
Existing Coverage			Proposed Coverage		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Principal Building Including Overhangs	2,411		Principal Building Including Overhangs	2,411	
1 Story Masonry Building	2,602		1 Story Masonry Building	2,602	
Shed	47		Shed	47	
Total Building Coverage	5,060	8.9%	Total Building Coverage	5,060	8.9%
Increase in Building Coverage			Increase in Building Coverage	0	
Paved Driveway and Parking Area	3,509		Paved Driveway and Parking/Dumpster Area	7,745	
Gravel Driveway and Parking Area	3,735		Gravel Driveway and Parking Area	0	
Front Raised Walkway	533		Front Raised Walkway	469	
Rear Stairs	50		Rear Walkway and Stairs	587	
Total Impervious Coverage	12,887	22.7%	Total Impervious Coverage	13,861	24.5%
Increase in Impervious Coverage			Percentage of Existing Impervious Increase in Impervious Coverage	107.6%	

Coverage Table For Lot 22					
TOTAL LOT AREA (SF) = 15,838					
Existing Coverage			Proposed Coverage		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Main Dwelling including Overhangs	1,596		Main Dwelling including Overhangs	1,596	
Garage	199		Garage	199	
Shed	4		Shed	4	
Total Building Coverage	1,799	11.4%	Total Building Coverage	1,799	11.4%
Increase in Building Coverage			Increase in Building Coverage	0	
Driveway	4,121		Driveway	4,121	
Steps and Walkways	196		Steps and Walkways	196	
Total Impervious Coverage	6,116	38.6%	Total Impervious Coverage	6,116	38.6%
Percentage of Existing Impervious Increase in Impervious Coverage			Percentage of Existing Impervious Increase in Impervious Coverage	100.0%	

THESE PLANS ARE NOT TO BE USED  
FOR BID OR CONSTRUCTION

SEE SHEET 1 OF THIS SET FOR  
GENERAL NOTES AND REFERENCES

MICHAEL J. ROTH



PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 246C05262600  
NI CERTIFICATE OF AUTHORIZATION NO. 246A28309800  
ROTH ENGINEERING, LLC  
52 QUAIL RUN, LONG VALLEY, NJ 07863  
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THE WRITTEN CONSENT OF ROTH ENGINEERING, LLC  
EMAIL: MJR@ROTHENGINEERS.COM

USE VARIANCE AND PRELIMINARY & FINAL MAJOR SITE PLANS FOR  
325 & 327 ROUTE 46

COVER SHEET

BLOCK 7702, LOTS 21 & 22  
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

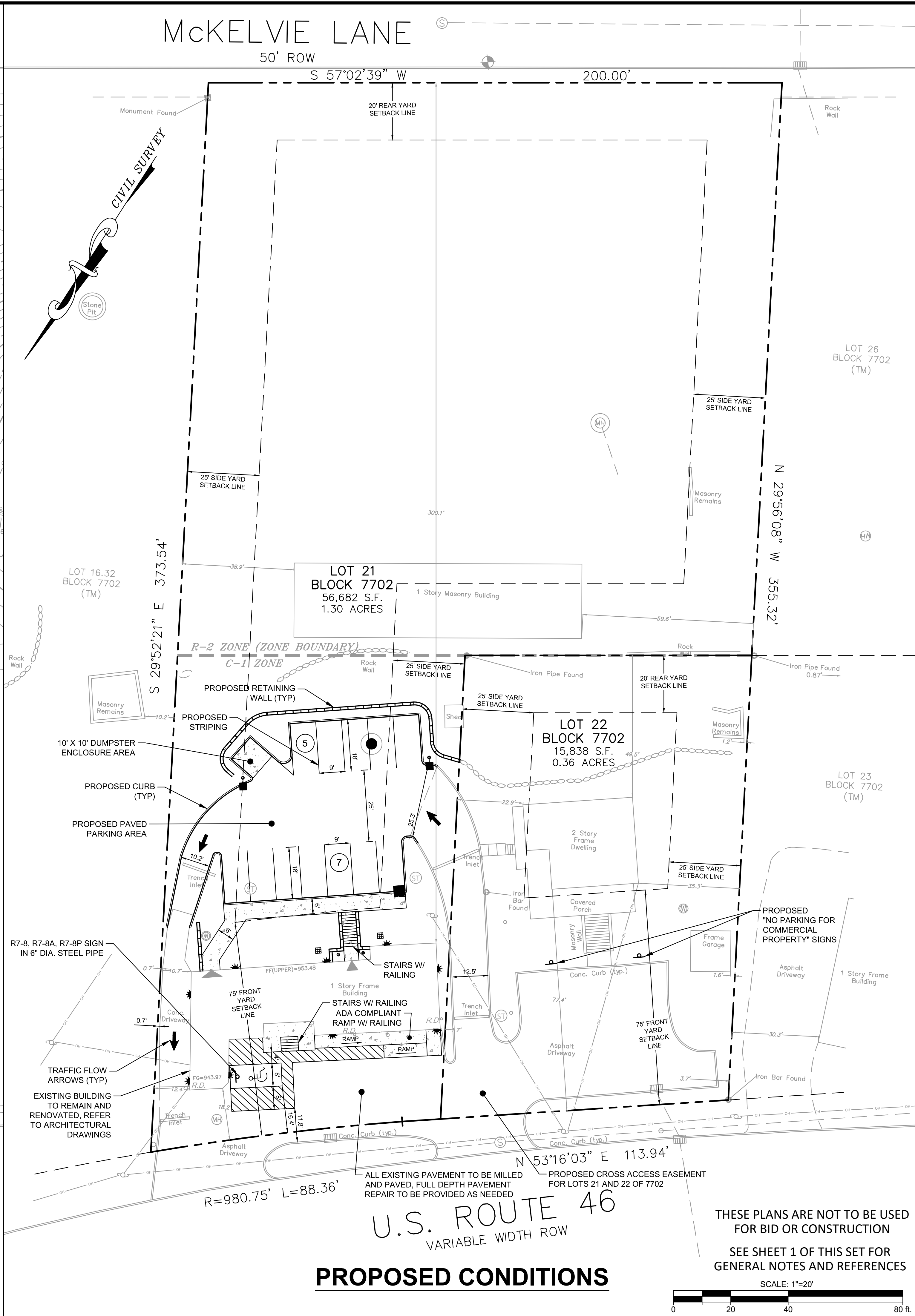
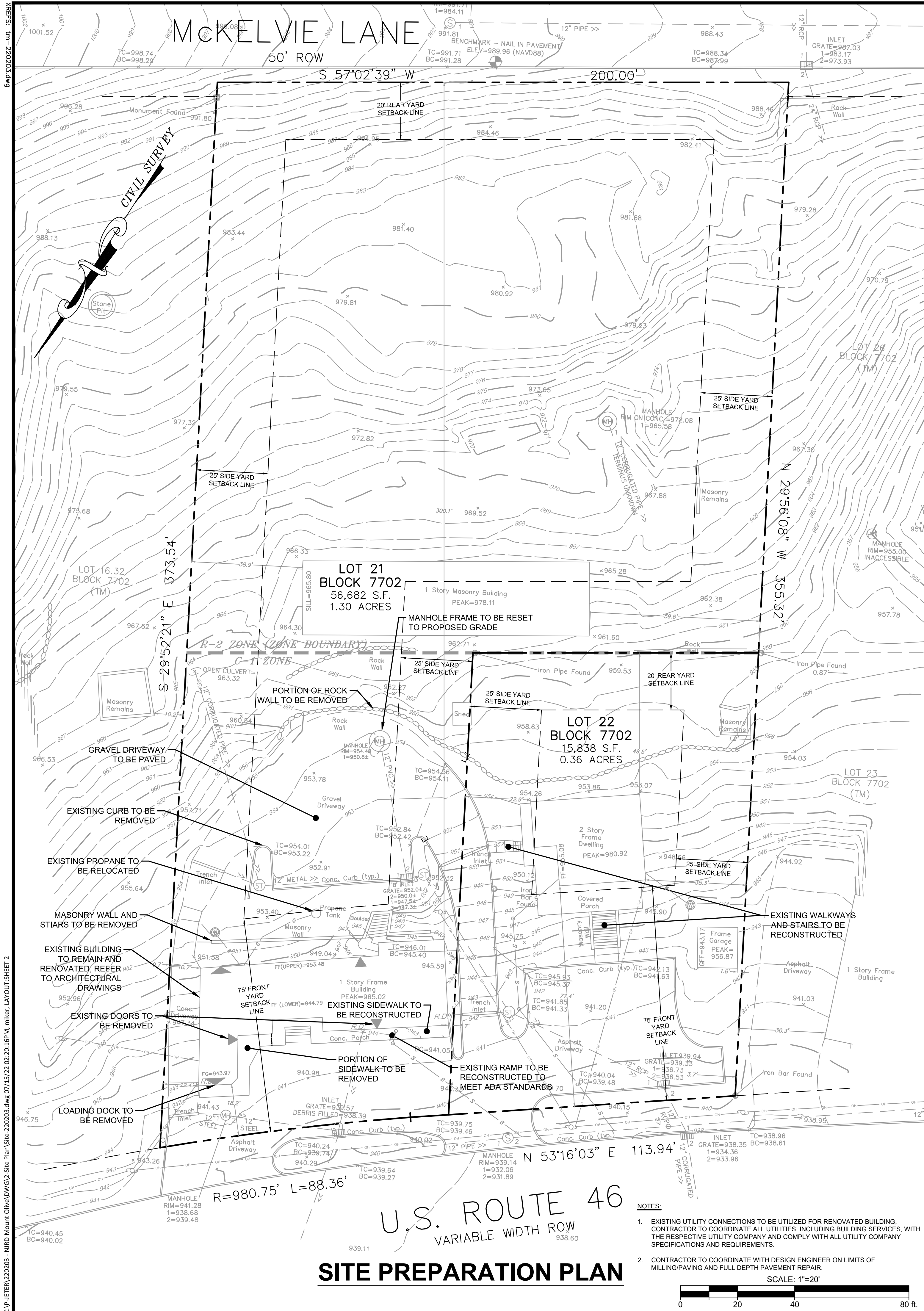
DATE: 05/24/22

PROJECT NO.: 220203

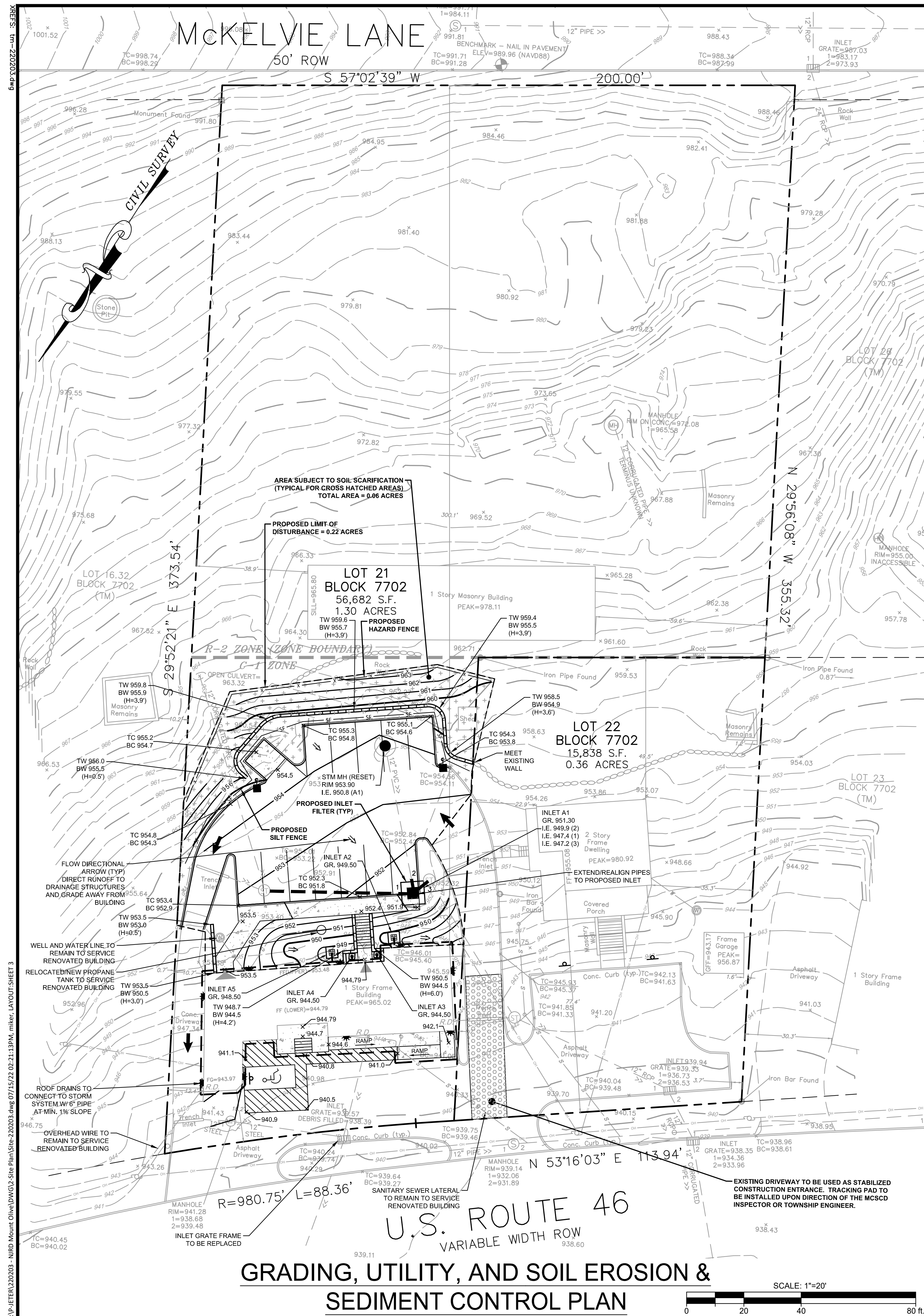
SHEET NO.:

1 OF 5

Z:\P\J\202003 - NIBD Mount Olive\DWG\3 Site Plan\Site-202003.dwg 07/15/22 02:20:16PM miker. LAYOUT-SHEET 2



MICHAEL J. ROTH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE05262600 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF ROTH ENGINEERING, LLC.	
ROTH ENGINEERING ROTH ENGINEERING, LLC 52 QUAIL RUN, LONG VALLEY, NJ 07863 PHONE: 973-715-7427 EMAIL: MIKE@ROTHENGINEERS.COM	
USE VARIANCE AND PRELIMINARY & FINAL MAJOR SITE PLANS FOR 325 & 327 ROUTE 46	
SITE PREPARATION PLAN / LAYOUT & DIMENSIONING PLAN	
BLOCK 7702, LOTS 21 & 22	
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY	
DATE: 05/24/22	PROJECT NO.: 220203
SHEET NO.:	
2 OF 5	







LIGHTING NOTES:

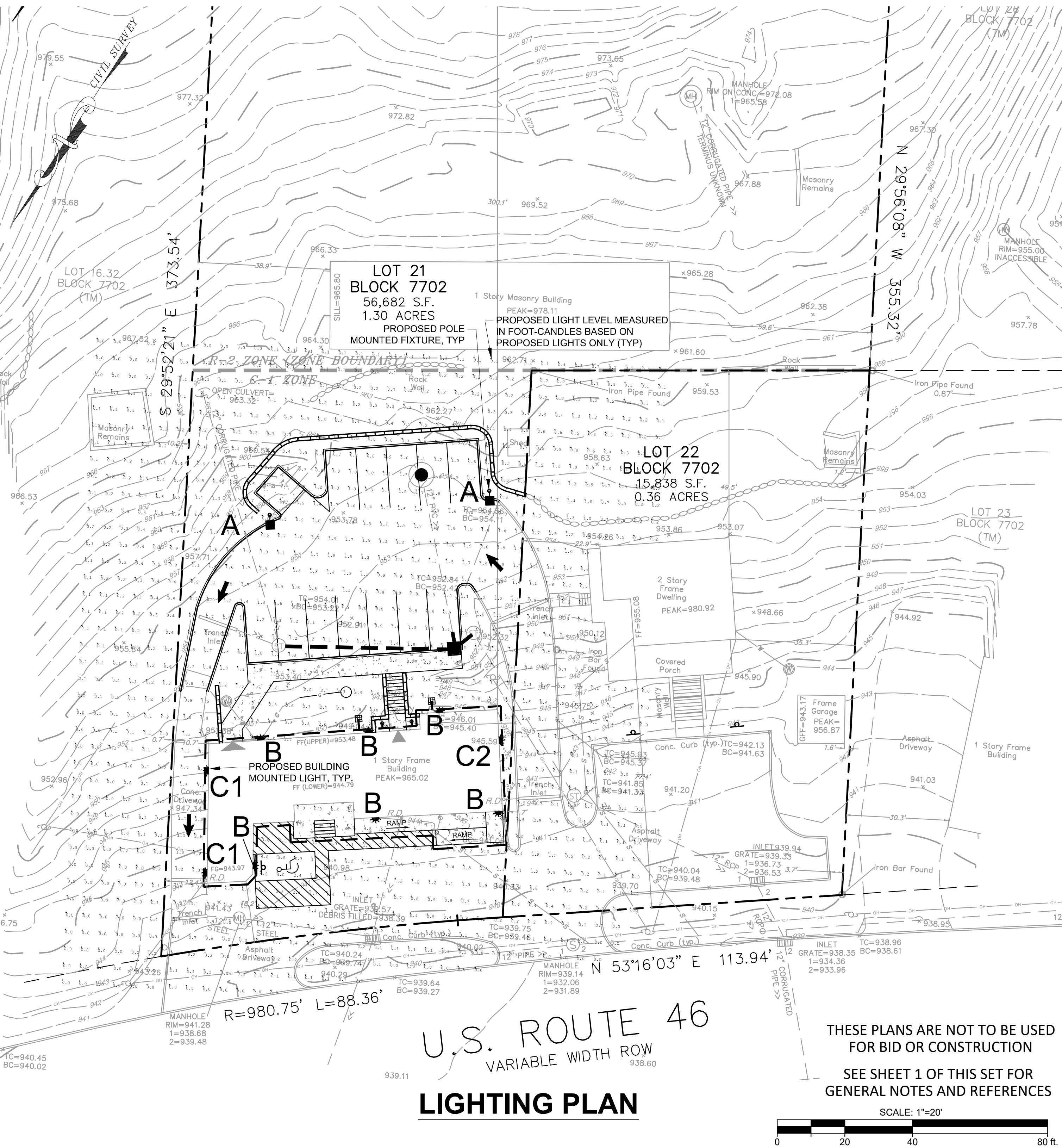
1. CONTRACTOR TO COORDINATE THE PROPOSED LIGHTING CONNECTIONS WITH ANY UTILITY CROSSINGS.
2. LIGHTS TO BE DIMMABLE AND ELECTRICAL CONTRACTOR TO COORDINATE LIGHTING CONTROLS WITH OWNER.
3. ELECTRICAL ENGINEER TO PREPARE ELECTRICAL DRAWINGS FOR CONSTRUCTION PHASE AND TO DESIGN CONDUIT LAYOUT AND CONNECTIONS TO EXISTING ON-SITE CONDUIT.

### LIGHTING CONTACT INFORMATION

SLS LIGHTING  
44 PROSPECT STREET, #428  
MORRISTOWN, NJ 07960

CONTACT: MICHAEL MCEVOY  
(201) 819-6682  
MMCEVOY@SLSLTG.COM

Luminaire Schedule				
Symbol	Arrangement	Qty	Tag	Description
	SINGLE	2	A	P15-P-A03-730-T4S-AR1-UNV-BL50-X-MG-MJM (LIGHT SOURCE MOUNTED AT 18' AFG)
	SINGLE	6	B	MIMIK 30 M TYPE IV (LIGHT SOURCE MOUNTED AT 12' AFG)
	SINGLE	2	C(1)	MIMIK 30 M TYPE II (LIGHT SOURCE MOUNTED AT 8' AFG)
	SINGLE	1	C(2)	MIMIK 30 M TYPE II (LIGHT SOURCE MOUNTED AT 12' AFG)



**MICHAEL J. ROTH**

MICHAEL J. RUHH



**ROTH**  
ENGINEERING

## USE VARIANCE AND PRELIMINARY & FINAL MAJOR SITE PLANS FOR

325 & 327 ROUTE 46  
GRADING, UTILITY, AND SOIL EROSION &  
SEDIMENT CONTROL PLAN / LIGHTING PLAN

BLOCK 7702, LOTS 21 & 22

DATE: 05/24/22

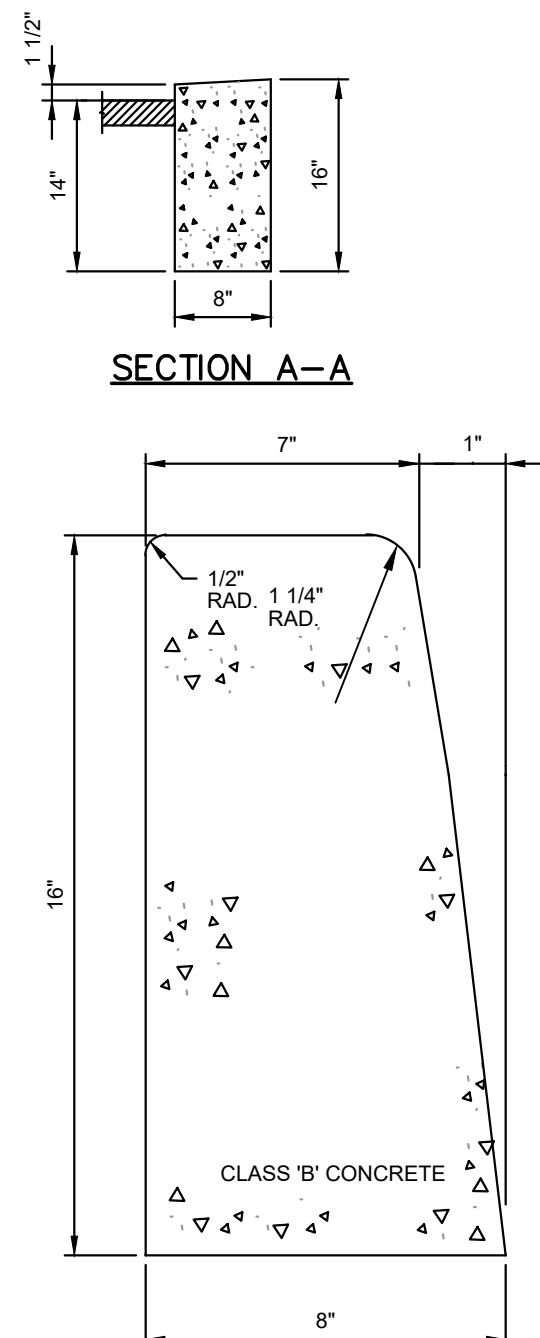
PROJECT NO.: 22

SHEET NO.:

3 OF 5

\\roth-nas\file\share\p-letters\p-letters\220203 - NRD Mount Olive\DWG\2-Site Plan\DETAILS-220203.dwg, 07/07/22 08:25:13AM, Jorda, LAYOUT-SHEET 4

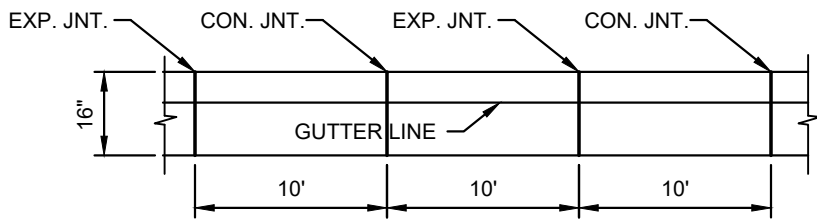
6/20/2022 - JORDA - S.FIN



SECTION A-A

CURB SECTION DETAIL

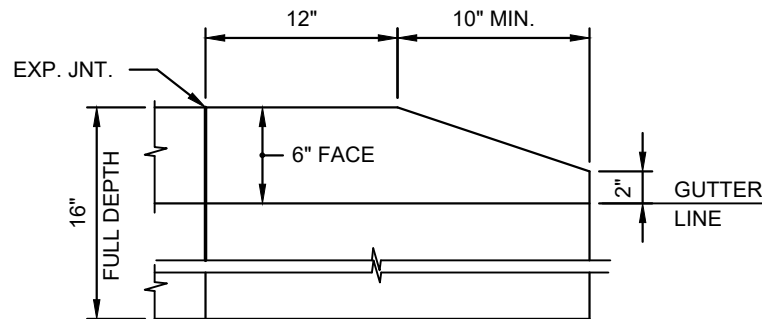
8"x 16" CONCRETE VERTICAL CURB



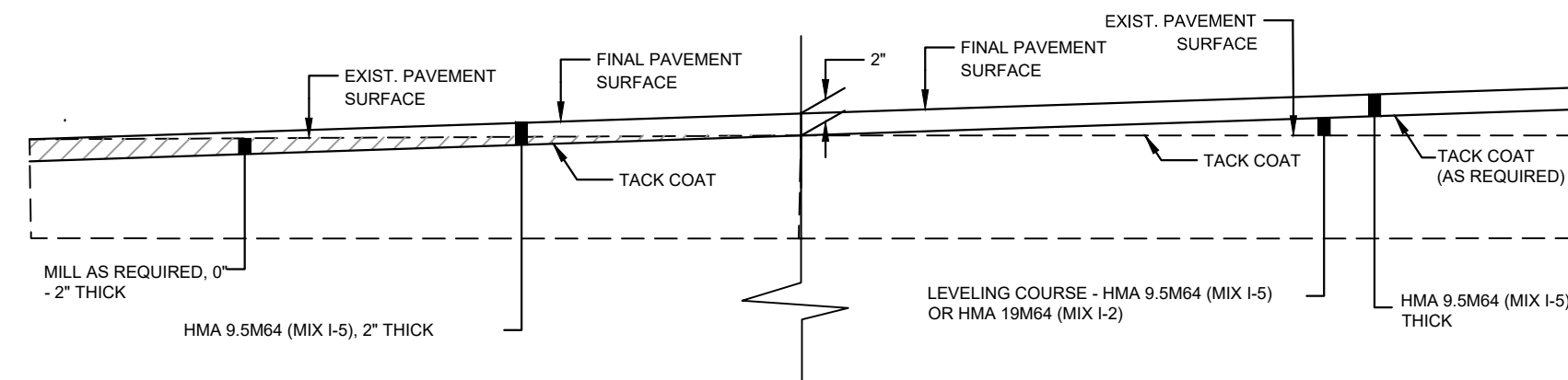
CURB JOINT DETAIL

NOTES:

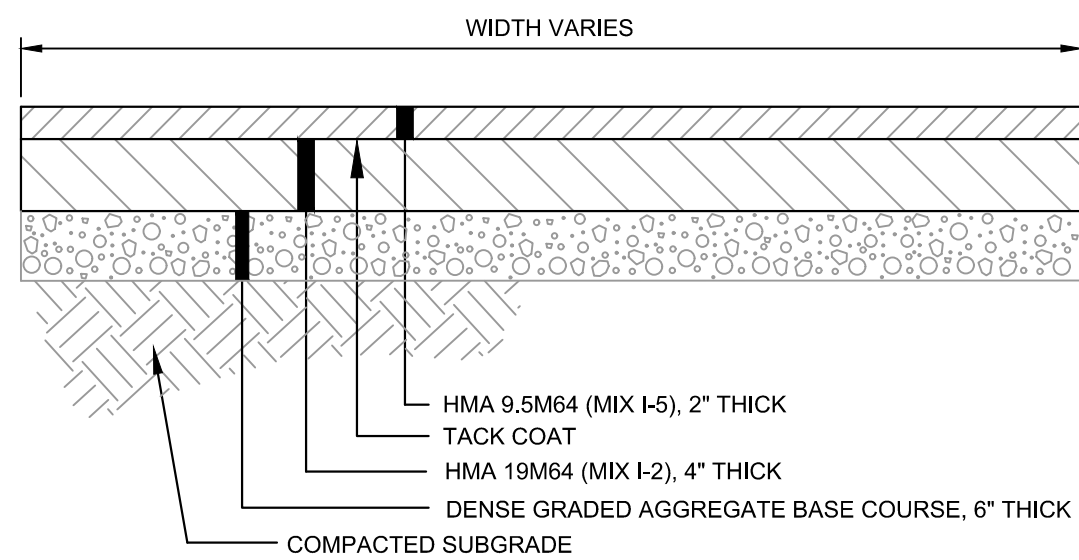
1. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER, RECESSED 1/4" FROM FACE AND TOP OF CURB.
2. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
3. EXPANSION JOINTS SHALL ALTERNATE WITH CONSTRUCTION JOINTS EVERY 10' (SEE DETAIL ABOVE)
4. ALL JOINTS SHALL EXTEND FULL 16" DEPTH OF CURB.
5. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.



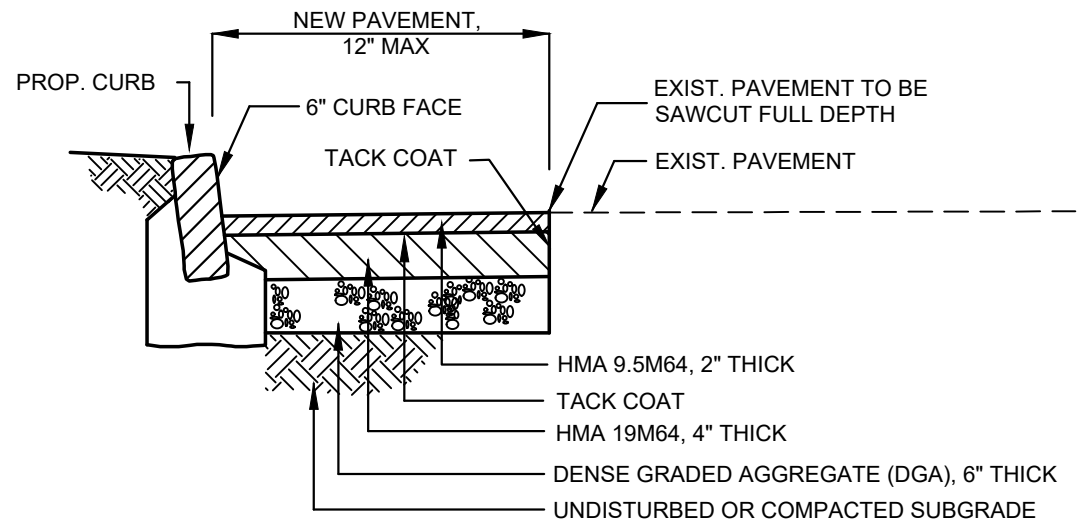
CURBING END SECTION



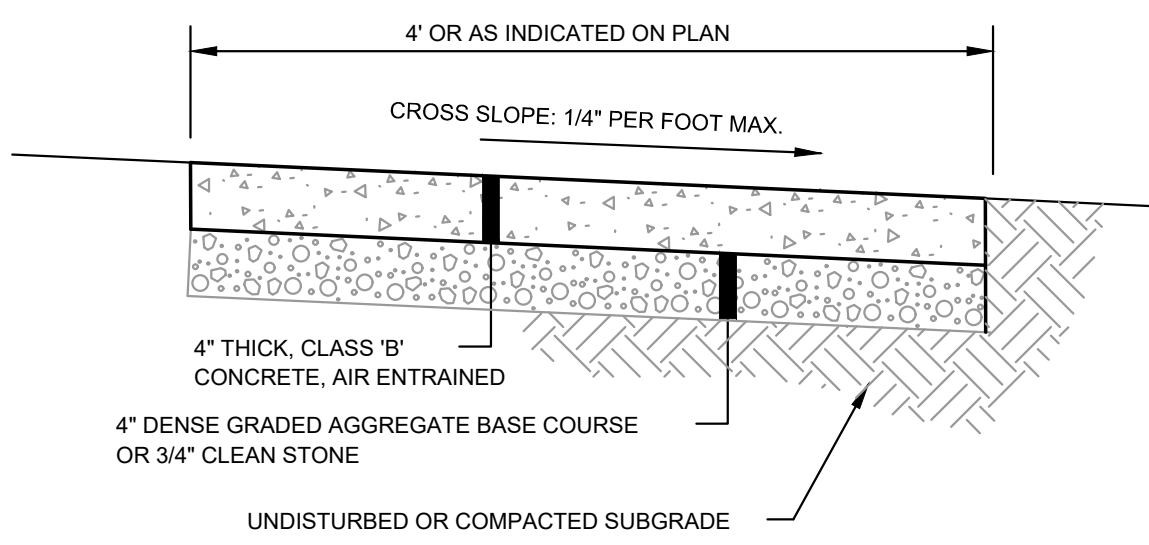
TYPICAL PAVEMENT OVERLAY AND MILLING DETAIL  
(AS NEEDED FOR PAVEMENT SURFACE REPAIR)



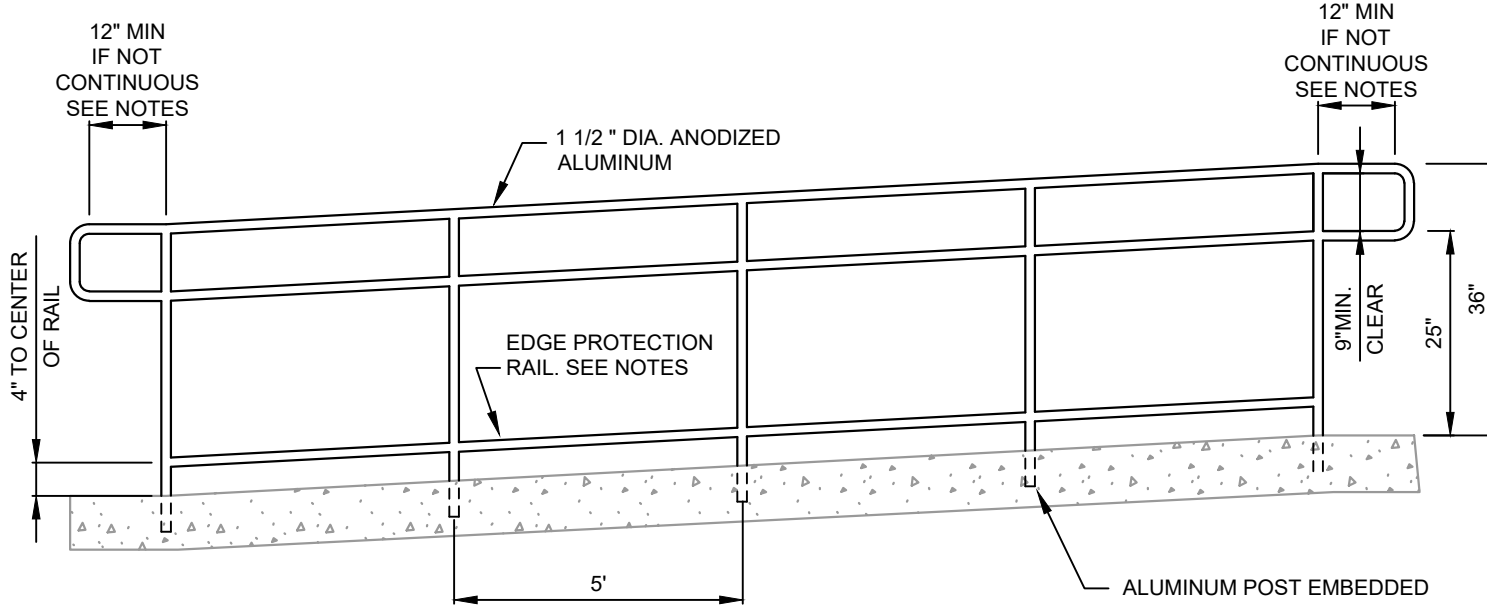
TYPICAL SECTION HOT MIX ASPHALT



TYPICAL PAVEMENT REPAIR STRIP

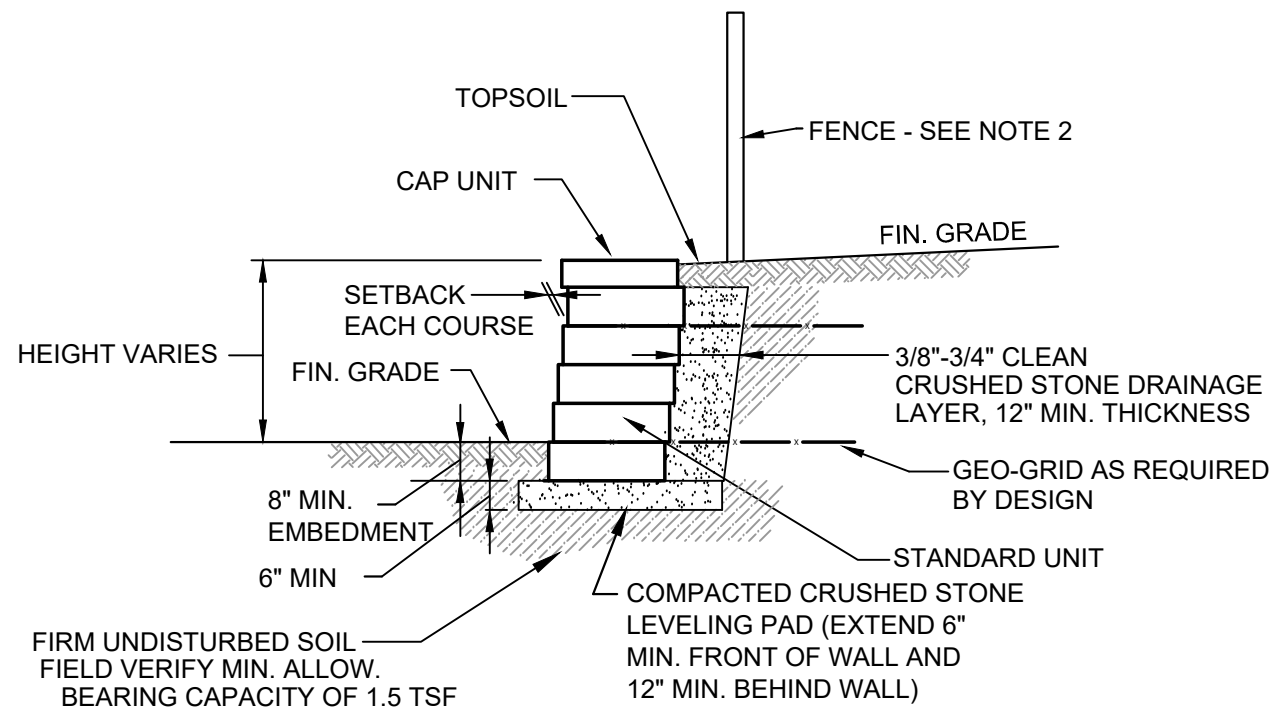


CONCRETE SIDEWALK



ALUMINUM RAMP RAILING

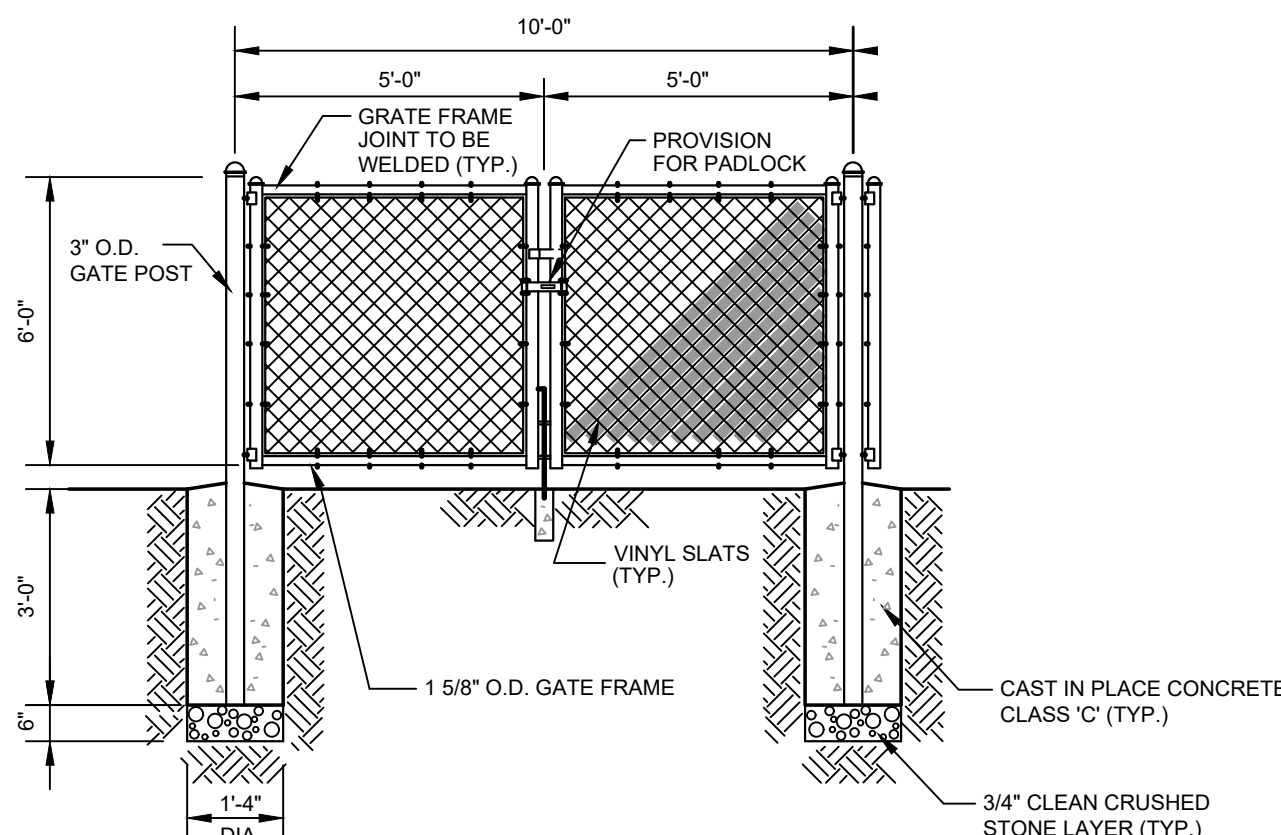
N.T.S.



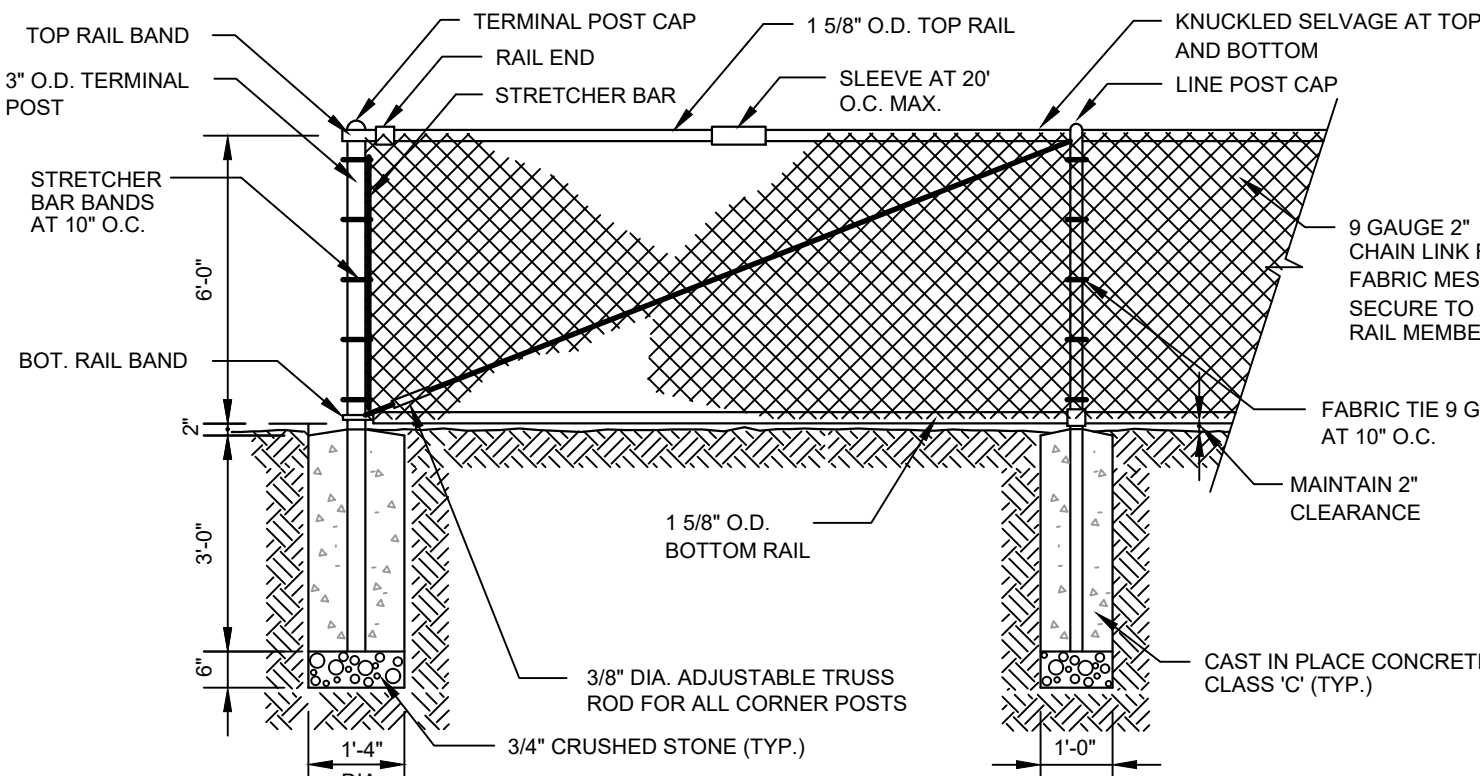
NOTES:

1. THIS DETAIL IS SCHEMATIC AND NOT FOR CONSTRUCTION. STABILITY CALCULATIONS PREPARED BY A P.E. TO BE PROVIDED TO THE MUNICIPAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. FOR WALLS 30" OR HIGHER PROVIDE GUARD PER IBC 1015. STRUCTURAL ENGINEERED DRAWINGS TO BE PREPARED PRIOR TO CONSTRUCTION TO DETERMINE REQUIRED FENCING DEPTH BASED ON WALL DESIGN.
3. CONTRACTOR SHALL VERIFY THAT SELECTED WALL MANUFACTURER'S BATTER WILL NOT IMPACT DESIGN OF IMPROVEMENTS AT TOP OF WALL.

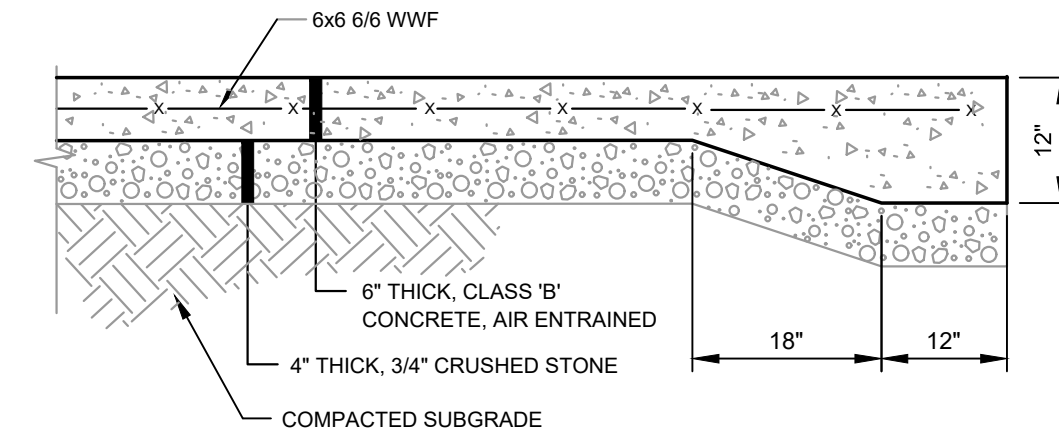
MODULAR RETAINING WALL DETAIL



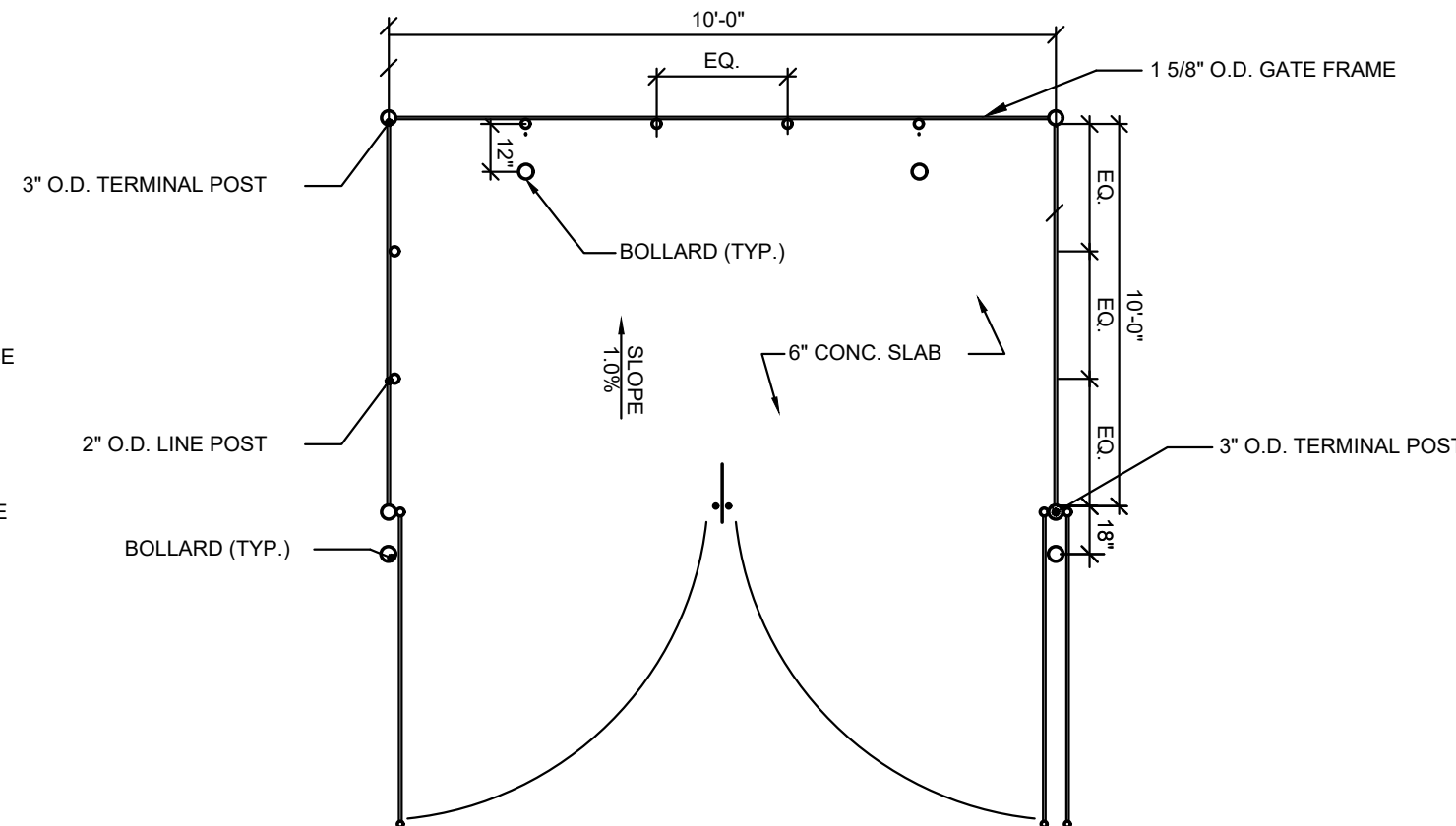
ENCLOSURE GATE ELEVATION



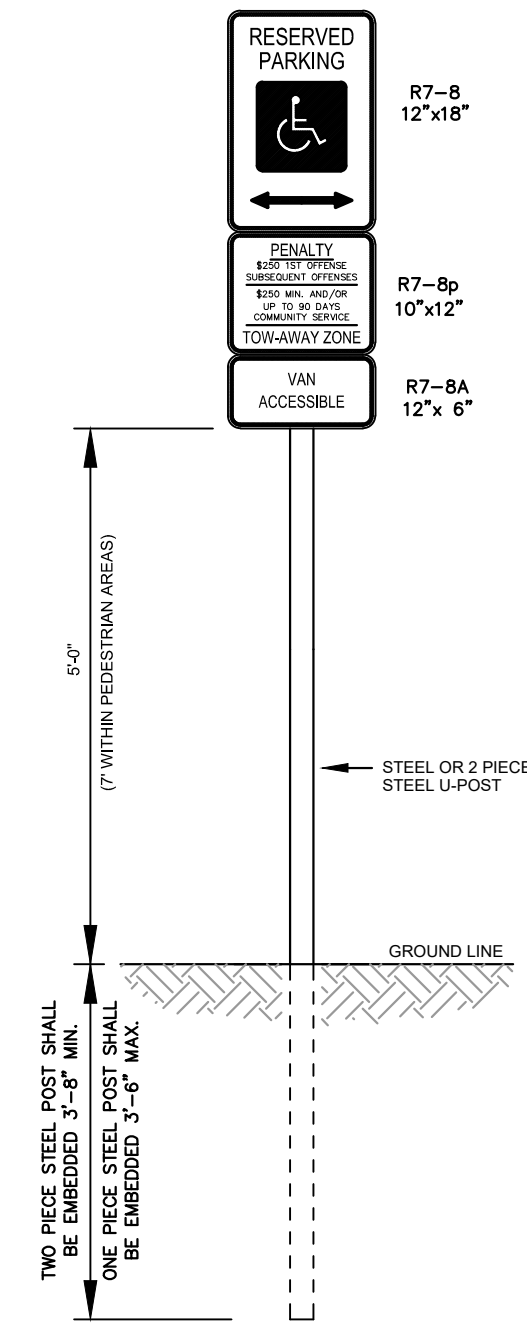
TYP. ENCLOSURE ELEVATION



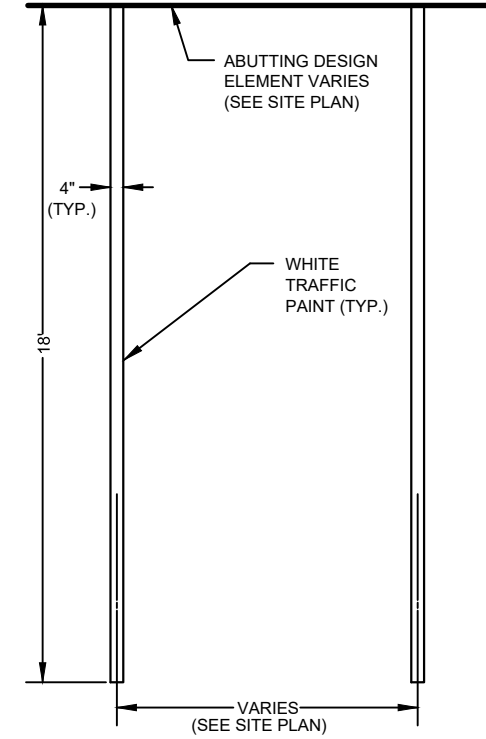
DUMPSTER PAD DETAIL



DUMPSTER ENCLOSURE PLAN



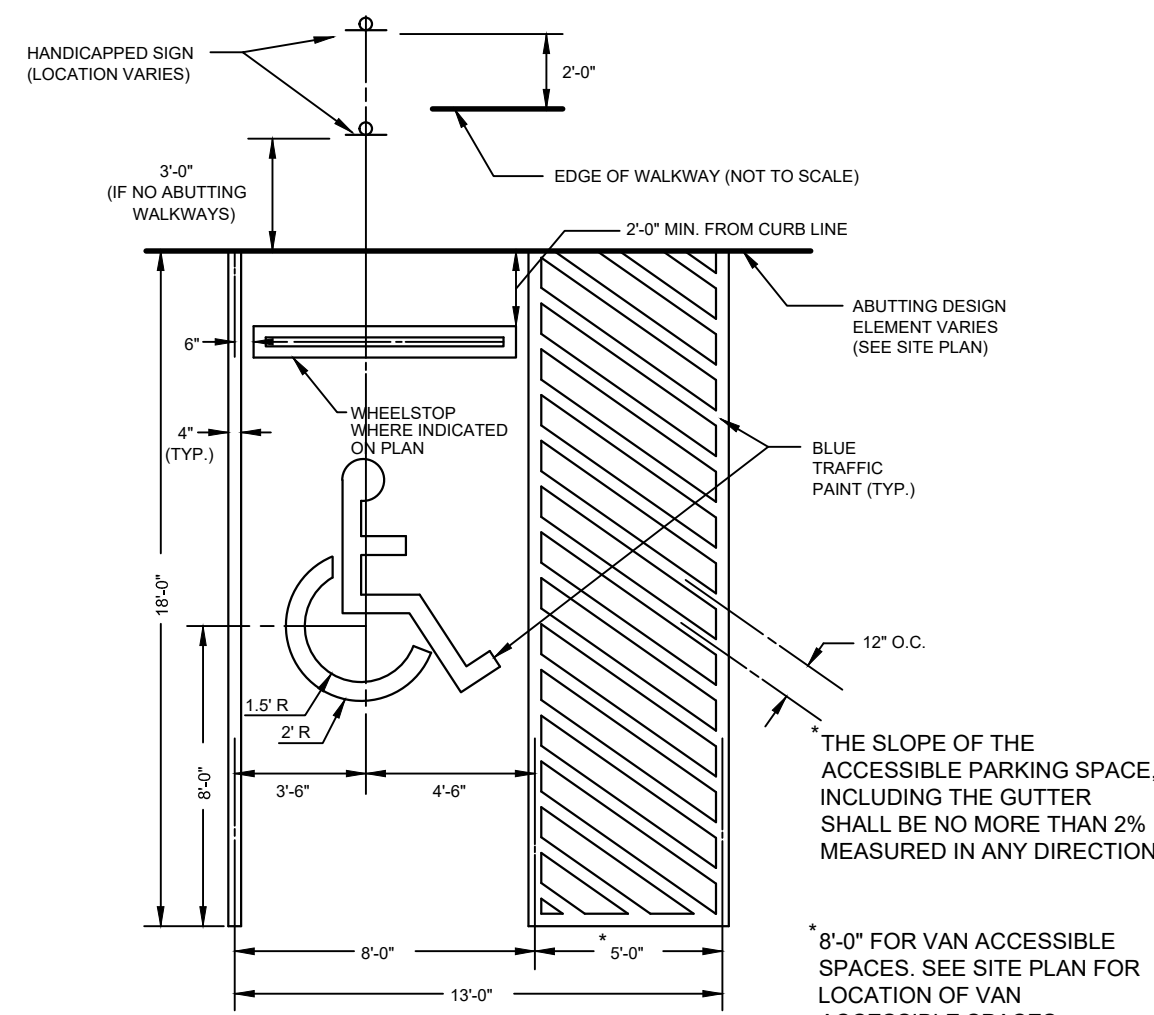
HANDICAPPED PARKING SIGNS



PARKING SPACE STRIPING



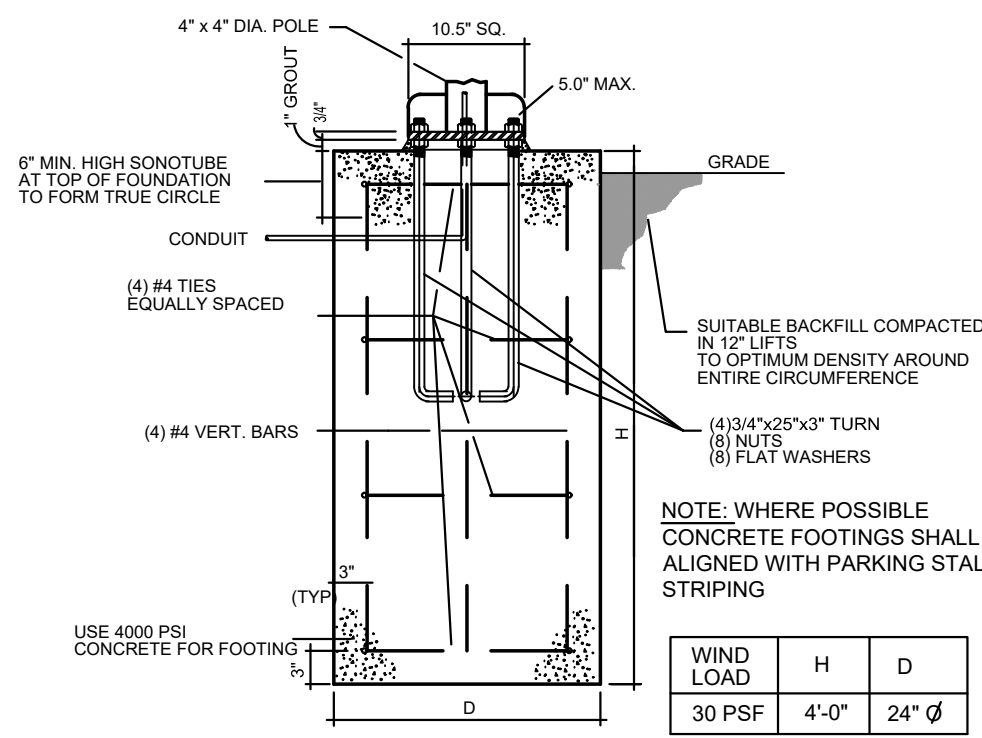
STOP SIGN DETAIL



HANDICAPPED PARKING SPACE

NOTES:

1. DEPTH OF FOOTING TO EXTEND BELOW FROST LINE (TYP.)
2. REINFORCING STEEL BARS SHALL BE A MINIMUM ASTM A615, GRADE 60 AND SHALL BE FIELD WIRED IN PLACE.
3. IF POLE IS WITHIN PARKING LOT OR WITHIN 2'-0" OF CURB, CONC. BASE FOUNDATION TO EXCEED 30" ABOVE GRADE, WITH RESULTING ADJUSTMENTS TO POLE HEIGHT.
4. THE COLOR OF THE POSTS AND HOUSING SHALL BE AS APPROVED BY OWNER AND IN CONFORMANCE WITH TOWNSHIP REGULATIONS.
5. THE HOUSING SHALL BE ONE PIECE DIE-FORMED ALUMINUM AND THE POST SHALL BE RECTANGULAR ALUMINUM TUBING.



DETAIL A  
CONCRETE FOOTING

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325 & 327 ROUTE 46

CONSTRUCTION DETAILS

BLOCK 7702, LOTS 21 & 22  
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

MICHAEL J. ROTH

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 24GE00262600

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THIS PROJECT, AND ANY PORTION IS PROHIBITED WITHOUT WRITTEN PERMISSION OF ROTH ENGINEERING, LLC.

ROTH ENGINEERING  
52 QUAIL RUN, LONG VALLEY, NJ 07853  
PHONE: 973-715-7427  
EMAIL: MIKE@ROTHENGINEERS.COM

DATE: 05/24/22

PROJECT NO.: 220203

SHEET NO.:

4 OF 5

